

Kerrville Ordinance Updates

Public Hearing Planning & Zoning Commission

July 18, 2019





Presentation Overview

- Draft Zoning Code Edits
- Draft Zoning Map Edits
- Discussion

Draft Zoning Code

Latest Edits



General Draft Zoning Code Edits

- Table of Contents
 - Specified items in Appendix for ease of use (Figures, Land Use Table, Zoning Map, Downtown Core Map [new])
- Definitions/Terms
 - “Chief Planning Official” (“chief planning official” throughout the text) rather than designating staff person responsible for making certain planning determinations by title to allow flexibility as staff changes
- District Regulations
 - Correcting inconsistencies in Building and Area Regulations tables re:alley requirements for lots less than 45 feet in width (not 50 feet)
- Legislative Changes
 - Changes required as a result of most recent Texas legislative session



Attorney's Edits

- Legislative changes
 - Limitation on cities' ability to regulate building materials beyond minimum building code requirements
 - Potential changes to review processes to address timing requirements for review of applications
 - Changes impacting ZBA
 - Who may file an appeal
 - Timing of decisions
- Life Care Developments/Group Homes
 - Changes that may be necessary to comply with court rulings
- Formatting, typographical, wording changes



Additional Potential Edits

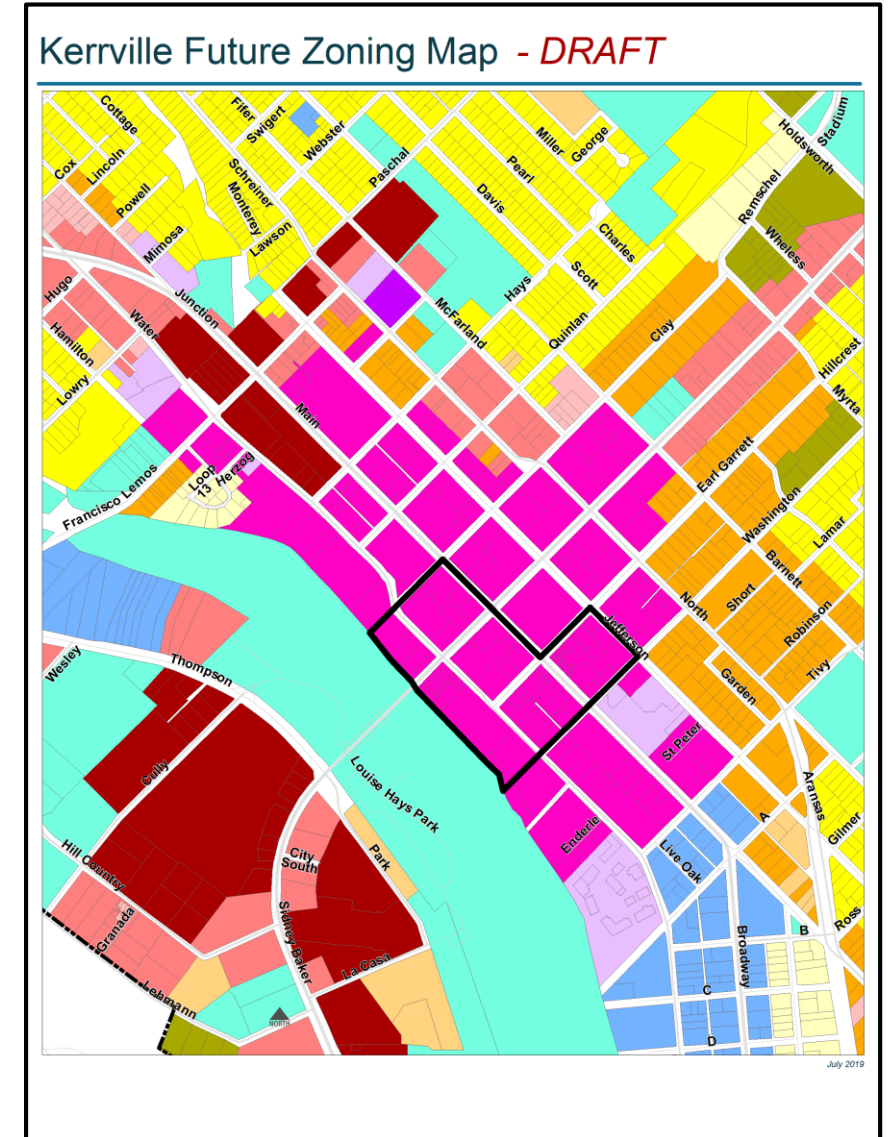
- Proposed:
 - Revised setback in the Downtown Core based on street type

Front Setback, Downtown Core	<ul style="list-style-type: none">• Local and Collector street: 0 to 10 feet (build-to line)• Up to 10 feet of additional setback, for a maximum of 20 feet, to accommodate enhanced entryways and windows, changes in building plane, outdoor dining areas, and other architectural features, provided that the additional setback shall not occupy more than 40% of the linear distance of the frontage along any single building façade• Arterial street*: 0' minimum setback
Front Setback, Outside of Downtown Core	<ul style="list-style-type: none">• Local and Collector street: 10 feet (build-to line)• Arterial street: 15 feet (build-to line)
Side Setback	<ul style="list-style-type: none">• N/A, except for:• Corner lot, side street: Side setback same as front setback, including accommodations for outdoor dining and architectural features
Rear Setback	<ul style="list-style-type: none">• N/A• For double frontage lots, same as front setback

* Arterial streets in the Downtown Core: Main Street, Sidney Baker Street

Additional Potential Edits

- Proposed:
 - Map of Downtown Core in Appendix and add to Table of Contents



Draft Zoning Map

Latest Edits

Draft Zoning Map Edits

- Junction Hwy near Arcadia Loop:
 - Changed the properties previously shown as R-1 to C-2 due to Highway 27 Frontage
- Junction Hwy, Thompson Drive, and Goat Creek:
 - Changed the map to provide more consistency between C-3 and C-2, and removed the R-1 and PI.



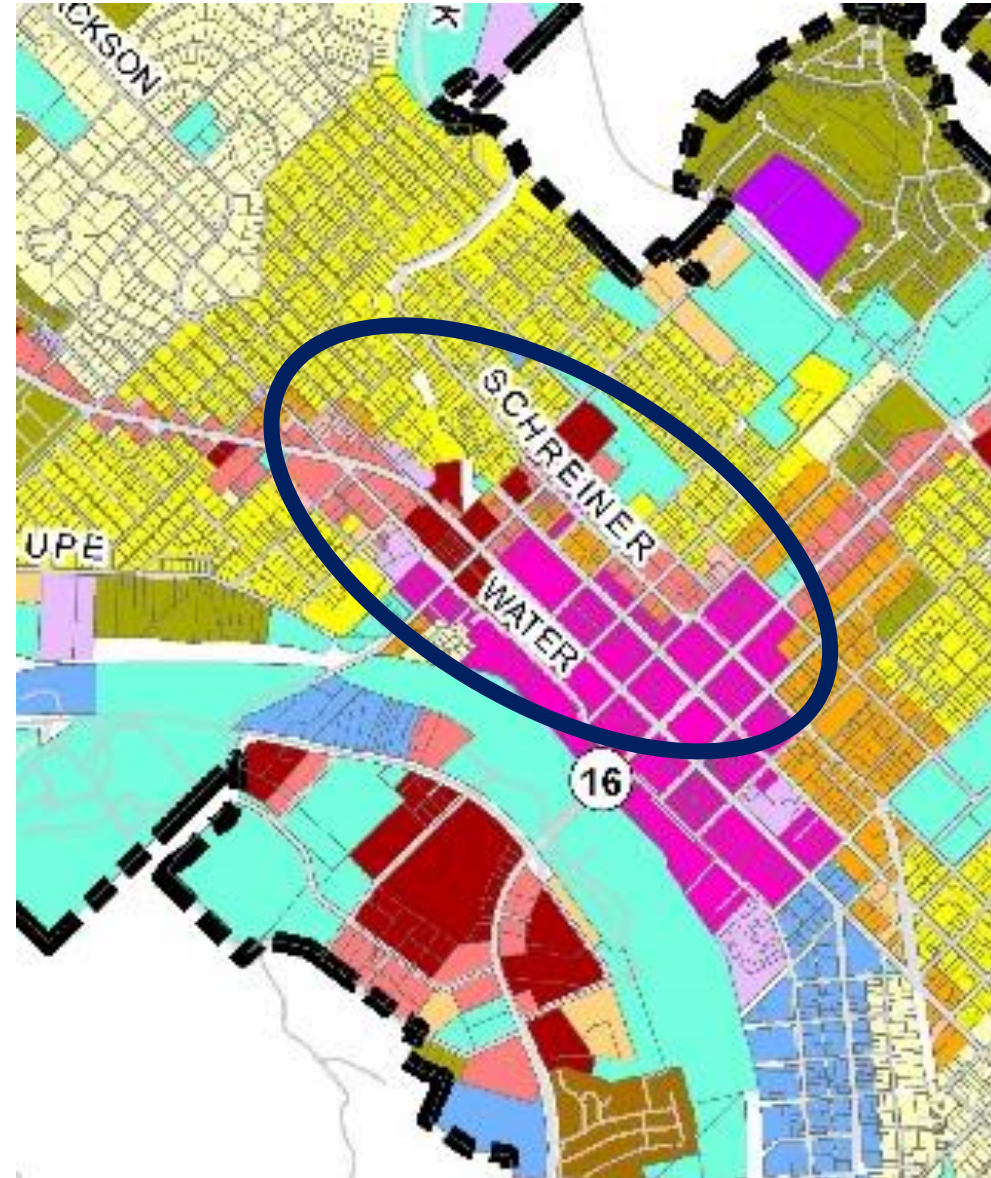
Draft Zoning Map Edits

- Holdsworth Drive:
 - Updated parcel at soccer fields from PI to PD
 - Sanchez Barber Shop property was changed from R-2 to C-1
 - Water tower and drainage easement changed from PI to R-2



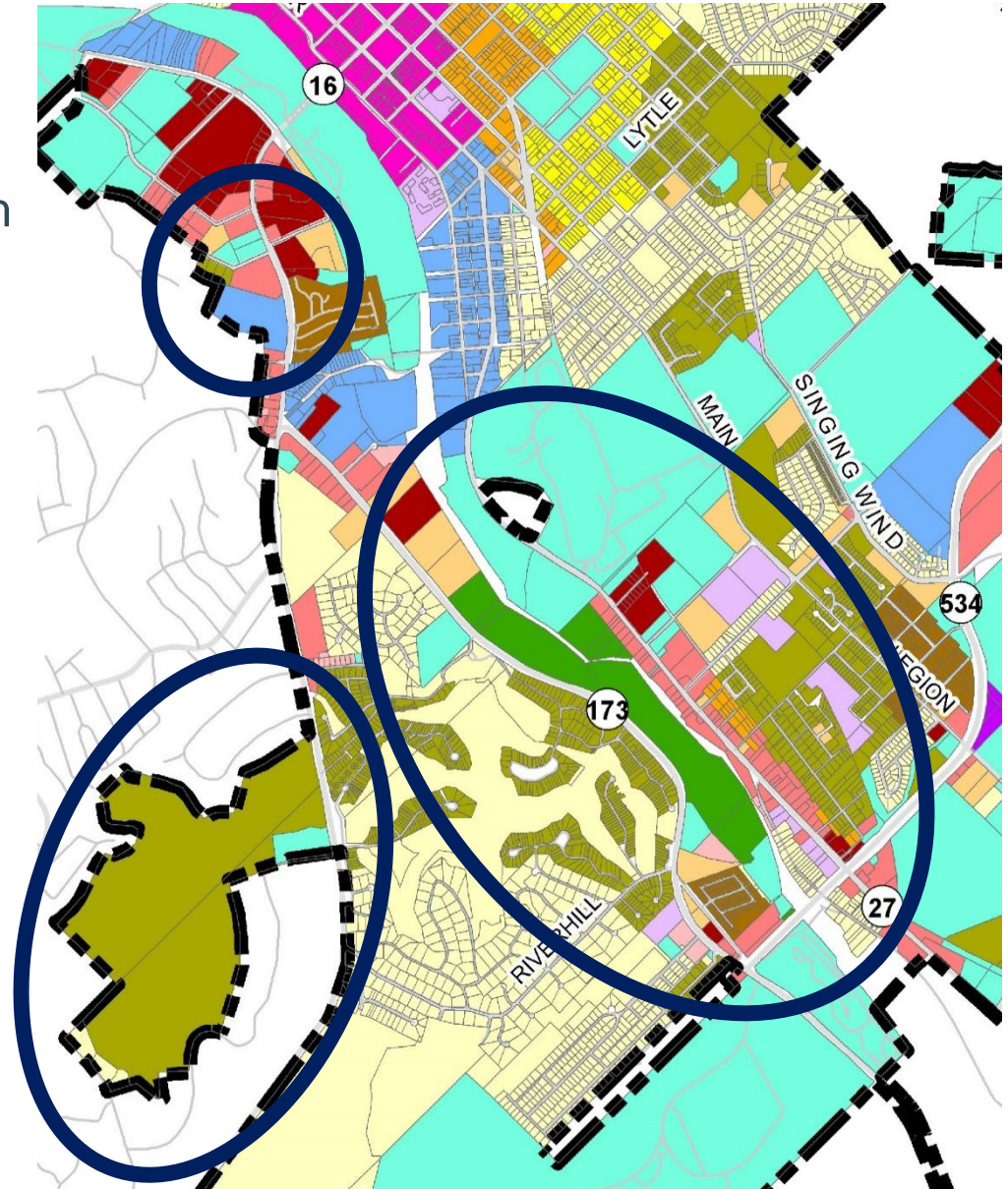
Draft Zoning Map Edits

- Francisco Lemos:
 - Created more consistent commercial zoning from the Guadalupe River to Schreiner.
 - Changed three R-1A lots on Jefferson to RT and closed ER clinic from PI to C-3
- Clay Street and Barnett Street:
 - Created a better transition from DAC to C-2, R-1A, and RT.
 - Changed the PI on the corner to C-1 to match surrounding zoning.



Draft Zoning Map Edits

- Memorial Blvd:
 - Changed properties along Highway 27 to C-2 to provide consistency with current zoning along the corridor.
 - Changed several properties previously shown as R-1 to RT to provide consistency with current zoning.
 - Schreiner University property adjacent to River changed from AG to PI
- Camp Meeting Road:
 - Property previously shown as R-1 was changed to R-2 to provide consistency with current zoning
 - Riverhill Country Club land was changed from PI to R-1



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